

**ORDINANCE NO. Z2023.09.01**  
**WASHINGTON COUNTY, WISCONSIN**  
**AN ORDINANCE AMENDING §§ 380-17, 380-18, 380-19, 380-20, 380-21 380-22, 380-23,**  
**380-24, 380-33, 380-34, 380-107**  
**TO CLARIFY SETBACK RULES**

**WHEREAS**, the Town Board wishes to clarify language in the Town Code of Ordinances regarding setback rules; and

**WHEREAS**, the Town Board finds that all procedural requirements of a text amendment to the zoning code have been met.

**THEREFORE**, the Town Board of the Town of Trenton *does ordain* as follows:

Section 380-17 R-1 is hereby amended as follows:

G. Yards.

- (2) A minimum side yard of 25 feet on each side of the dwelling shall be required.
- (3) A minimum rear yard of 25 feet from the dwelling shall be required.

Section 380-18 R-2 is hereby amended as follows:

H. Yards.

- (2) A minimum side yard of 25 feet on each side of the dwelling shall be required.
- (3) A minimum rear yard of 25 feet from the dwelling shall be required.

Section 380-19 R-3 is hereby amended as follows:

H. Yards.

- (2) A minimum side yard of 25 feet on each side of the dwelling shall be required.
- (3) A minimum rear yard of 25 feet from the dwelling shall be required.

Section 380-20 R-4 is hereby amended as follows:

H. Yards.

- (2) A minimum side yard of 10 feet on each side of the dwelling shall be required.
- (3) A minimum rear yard of 25 feet from the dwelling shall be required.

Section 380-21 R-5 is hereby amended as follows:

H. Yards.

- (2) A minimum side yard of five feet on each side of the dwelling shall be required on lots with lake frontage. A minimum side yard of 10 feet on each side of the dwelling shall be required on lots without lake frontage.
- (3) A minimum rear yard of 25 feet from the dwelling shall be required.

Section 380-22 R-6 is hereby amended as follows:

H. Yards.

- (2) A minimum side yard of 25 feet on each side of the dwelling shall be required.
- (3) A minimum rear yard of 25 feet from the dwelling shall be required.

Section 380-23 R-7 is hereby amended as follows:

H. (3) Yards.

- (b) A minimum side yard of 10 feet on each side of the dwelling shall be required.

(3) A minimum rear yard of 30 feet from the dwelling shall be required.

Section 380-24 R-8 is hereby amended as follows:

D. (3) Yards.

(a) A minimum street yard (setback) of 30 feet from the road right-of-way shall be required.

(b) A minimum side yard of 10 feet on each side of the dwelling shall be required.

(3) A minimum rear yard of 30 feet from the dwelling shall be required.

Section 380-33 CES-5 is hereby amended as follows:

H. Yards.

(2) A minimum side yard of 30 feet on each side of the dwelling shall be required, except that on lots fronting a cul-de-sac, a minimum side yard of 25 feet on each side of the dwelling shall be required.

(3) A minimum rear yard of 30 feet from the dwelling shall be required.

Section 380-34 CES-10 is hereby amended as follows:

H. Yards.

(2) A minimum side yard of 30 feet on each side of the dwelling shall be required, except that on lots fronting a cul-de-sac, a minimum side yard of 25 feet on each side of the dwelling shall be required.

(3) A minimum rear yard of 30 feet from the dwelling shall be required.

Section 380-107 Accessory uses or structures is hereby amended as follows:

(2) Nonlake lots, general standards.

**(a)** Accessory uses and detached accessory structures in R-1 through R-8 Residential Districts and CES Country Estates Districts are permitted in the rear or side yards of lots not abutting a lake, provided that such use or structure shall meet all Building Code separation footage from the principal dwelling. The accessory structure shall not occupy more than 20% of the rear yard and conform to Washington County Planning and Parks setbacks for sanitary systems. In R-1 through R-8 Residential Districts, minimum rear and side yards of 10 feet from accessory structures shall be required. In CES Country Estates Districts, minimum rear and side yards of 30 feet from accessory structures shall be required, except that on lots fronting a cul-de-sac, a minimum side yard of 25 feet from accessory structures shall be required.

Approved by the Town Board of the Town of Trenton on October 16, 2023.

<u>/s/</u>	Mike Lipscomb, Town Chairman
<u>/s/</u>	Ed Doerr, Town Supervisor
<u>/s/</u>	Barbara Davies, Town Supervisor
<u>/s/</u>	Attest, Heather Krueger, Town Clerk

This ordinance is effective upon posting, October 18, 2023.